

### ORIGINAL PLAT

#### CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §  
COUNTY OF BRAZOS §

We, Ridgewood, A Division of Series LMI Group, LLC, the owner and developer of the land shown on this plat, being part of the tract of and conveyed to us in the Official Public Records of Brazos County, Texas in Volume 10769, Page 194, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

CHAD MURPHY

STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Chad Murphy, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public, Brazos County, Texas

#### APPROVAL OF THE CITY ENGINEER

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

City Engineer, Bryan, Texas

#### APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 2013 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2013 by said Commission.

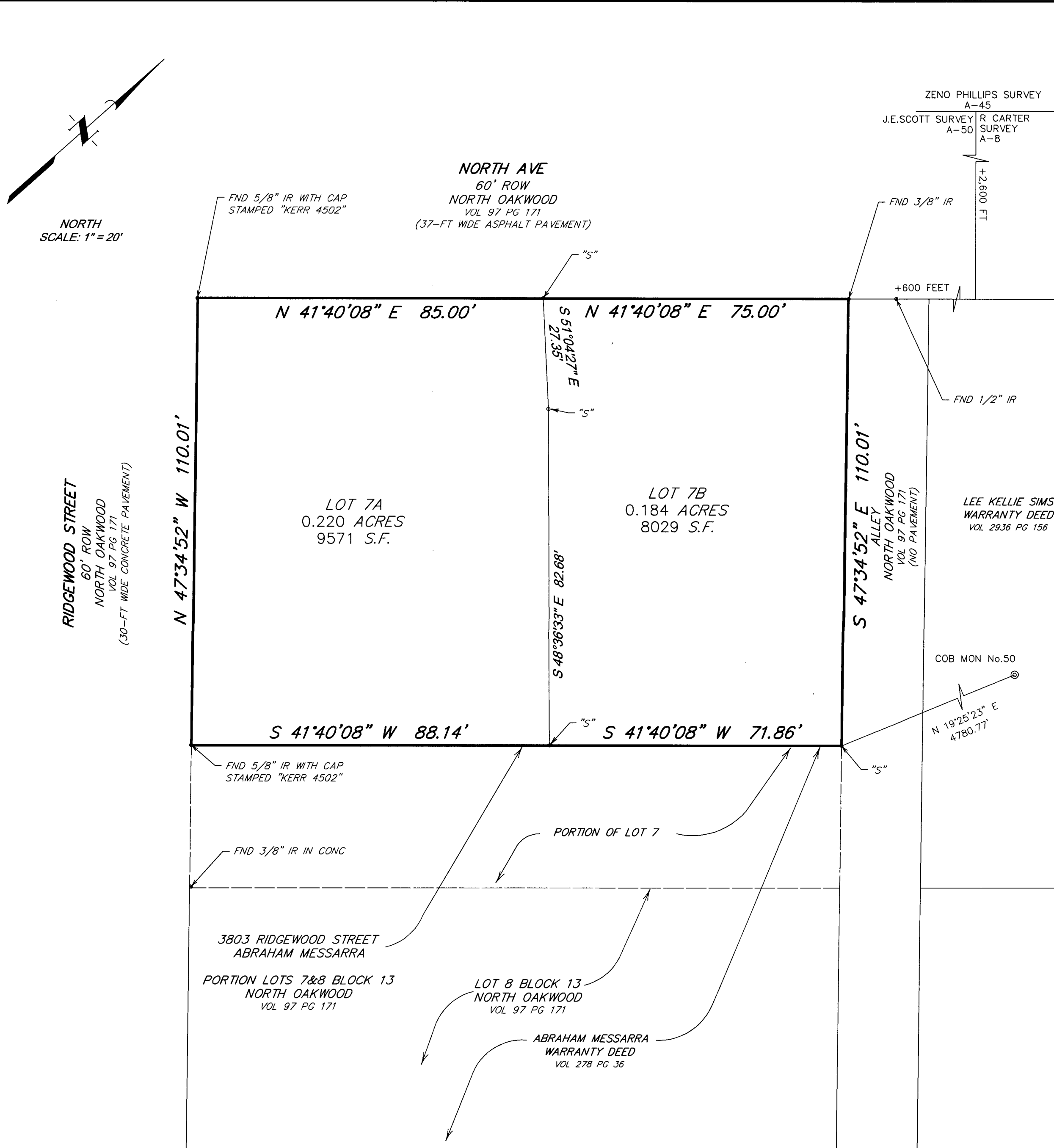
Chair, Planning & Zoning Commission, Bryan, Texas

#### APPROVAL OF THE CITY PLANNER

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

City Planner, Bryan, Texas



### REPLAT

#### CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, Douglas S. Bramwell, Registered Professional Land Surveyor No. 5976 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Douglas S. Bramwell  
Registered Professional Land Surveyor No. 5976

#### CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, \_\_\_\_\_, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2013, in the Official Public Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

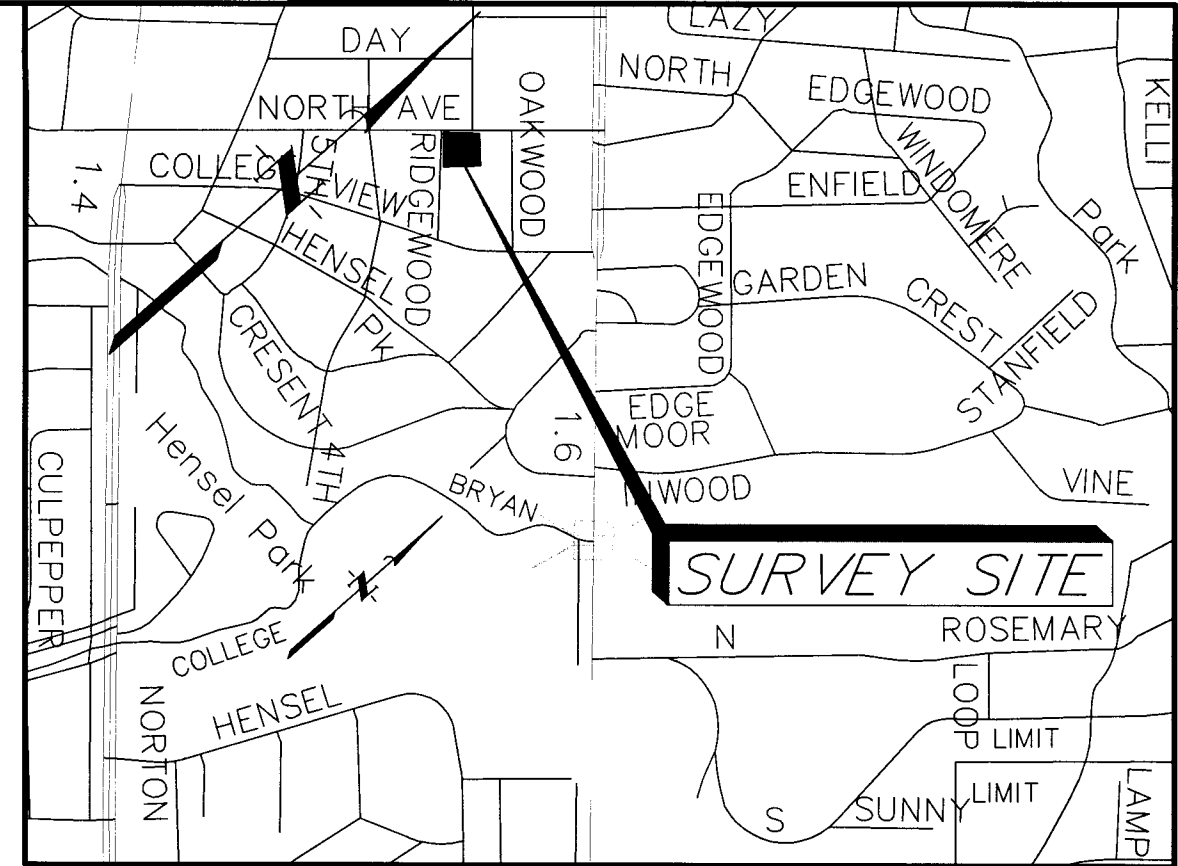
### PRELIMINARY FOR REVIEW

County Clerk, Brazos County, Texas

"S"

BCDR  
CO  
CONC  
FND  
IRON ROD  
OPRBC  
PG  
POB  
PP  
SS  
VOL  
W/JC  
WM

SET 5/8" IRON ROD  
WITH CAP STAMPED "JONES & CARTER"  
BRAZOS COUNTY DEED RECORDS  
CLEAN OUT  
CONCRETE  
FOUND  
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY  
PAGE  
POINT OF BEGINNING  
POWER POLE  
SANITARY SEWER  
VOLUME  
WITH CAP STAMPED "JONES & CARTER"  
WATER METER



#### VICINITY MAP

#### General Notes:

1. Bearings shown hereon are based the Texas Coordinate System, Central Zone, NAD83.

2. According to Map No. 48041C0215E (Panel 215 of 476) of the Federal Emergency Management Agency's Flood Insurance Rate Maps for The City of Bryan in Brazos County Texas, dated May 16, 2012, the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

3. This property is currently zoned R-NC Residential. The property is subject to all conditions and restrictions of the City of Bryan's zoning ordinances, in Chapter 62, Article IV thereof, including, but not limited to, building set-back lines.

4. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

5. Contour lines, water lines and sanitary sewer lines and their respective sizes shown hereon are from maps provided by the City of Bryan and were not field located

6. All set iron rods are 5/8-inch rods with a cap stamped "Jones & Carter, Inc.", unless otherwise noted.

7. Owner anticipates contributing to the City of Bryan Sidewalk fund in lieu of constructing a sidewalks along North Ave.

STATE OF TEXAS §  
COUNTY OF BRAZOS §

**A METES & BOUNDS** description of a certain 0.404 acre tract situated in the J.E. Scott League, Abstract No. 50 in Brazos County, Texas; being a portion of a Lot 7, Block 13 in the North Oakwood Addition, plat of which is recorded in Volume 97, Page 171 of the Brazos County Deed Records also being described in Warranty Deed with Vendor's Lien recorded in Volume 10769, Page 194 of the Official Public Records of Brazos County; said 0.404 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, Central Zone (NAD83);

**BEGINNING** at a found 5/8-inch iron rod (with cap stamped "Kerr 4502") marking the west corner of said Lot 7, being in the northeast right-of-way of Ridgewood Road, and the southeast right-of-way of North Avenue;

**THENCE**, North 41°40'08" East, along the northwest line of Lot 7, being common with the southeast right-of-way of said North Avenue, 160.00 feet to a found 3/8-inch iron rod marking the north corner of Lot 7, being in the southwest line of an unimproved alley;

**THENCE**, South 47°34'52" East, along the northeast line of said Lot 7, being common with the southwest line of said unimproved alley, 110.01 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter, Inc.");

**THENCE**, South 41°40'08" West, 160.00 feet to a found 5/8-inch iron rod (with cap stamped "Kerr 4502") in the northeast line of aforementioned Ridgewood Street, being common with the southwest line of said Lot 7, from which a found 3/8-inch iron rod bears South 47°34'52" East, 34.80 feet;

**THENCE**, North 47°34'52" West, along the said common line 110.01 feet to the **POINT OF BEGINNING**, CONTAINING 0.404 acres of land in Brazos County, Texas, as shown on the replat of Lot 7.

### PRELIMINARY FOR REVIEW

REPLAT  
OF  
PART OF LOT 7 BLOCK 13  
OF THE  
NORTH OAKWOOD ADDITION  
RECORDED IN  
VOLUME 97, PAGE 171  
BRAZOS COUNTY DEED RECORDS  
BEING  
0.404 ACRES  
OUT OF THE  
J. E. SCOTT, A-50  
BRAZOS COUNTY, TEXAS  
FEBRUARY 2013

RECEIVED

FEB 27 2013

REASON FOR REPLAT: TO RECONFIGURE ONE RESIDENTIAL LOT INTO TWO RESIDENTIAL LOTS

JC JONES & CARTER, INC.  
ENGINEERS • PLANNERS • SURVEYORS

1716 Briarcrest Drive, Suite 160  
Bryan, Texas 77802-2776

(979) 731-8000 www.jonescarter.com

OWNER:

LMI GROUP LLC  
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LEAGUE CITY, TX 77574  
(409) 333-9933